

IN RE: PETITION FOR VARIANCE
N/W corner Reisterstown Road
& Rosewood Lane
4th Election District
3rd Councilmanic District
(10351 Reisterstown Road)

Garrison Forest Associates Limited
Partnership, *Legal Owner* and
Caribou Coffee, *Lessee*
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-287-A

*

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, the Garrison Forest Associates Limited Partnership and the Lessee of the site, Caribou Coffee. The variance request involves property located at 10351 Reisterstown Road. The Petitioners are requesting a variance from Section 450.4.5.d of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a second wall-mounted sign of 36 sq. ft. in lieu of the permitted 1 wall-mounted sign.

Appearing at the hearing on behalf of the variance request were Sylvia Bode and Shawn Deniton, representing Caribou Coffee and Mitchell Kellman, appearing on behalf of Daft, McCune & Walker and David Karceski, attorney at law, representing the Petitioners. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, is depicted as Space #7 as shown on the site plan of the Garrison Forest Plaza Shopping Center, which site plan was entered into evidence as Petitioners' Exhibit No. 1. The space leased by Caribou Coffee is unique in that it has a façade that faces Reisterstown Road and one that faces Owings Mills Boulevard. The subject shopping center is located on that corner. The Petitioners are requesting permission to locate a second "Caribou Coffee" sign on the façade of

3/2/02
R. Garrison

their leased space that faces Owings Mills Boulevard. Many of their customers access this shopping center from Owings Mills Boulevard and have a difficult time finding their store. Therefore, they ask permission by virtue of the variance to allow the sign to be placed on that side of their building.

After considering the testimony and evidence offered at the hearing and the lack of opposition thereto, I find that the variance request should be granted.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

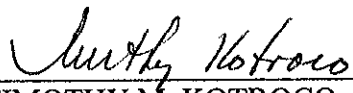
Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

3/2/02
R. J. Jenson

THEREFORE, IT IS ORDERED this 18th day of March, 2002, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 450.4.5.d of the B.C.Z.R., to allow a second wall-mounted sign of 36 sq. ft. in lieu of the permitted 1 wall-mounted sign, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioners may apply for their permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition;



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

3/12/02
J. P. O'Connell



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

March 12, 2002

David Karceski, Esquire
Venable, Baetjer & Howard, LLP
210 Allegheny Avenue
Towson, Maryland 21204

Re: Petition for Variance
Case No. 02-287-A
Property: 10351 Reisterstown Road

Dear Mr. Karceski:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 10351 Reisterstown Road

which is presently zoned BM, BL-AS

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

Variance from Section 450.4.5.d of the Baltimore County Zoning Regulations to allow a second wall-mounted sign of 36 square feet in lieu of the one wall-mounted sign permitted

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To be determined at Hearing.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Caribou Coffee

By: Thomas E. Berzinski, Sr. Director, Design & Construction Garrison Forest Associates Limited Ptshp.

Name - Type or Print

Construction

Signature

615 North 3rd Street (612) 359-2710

Address

Telephone No.

Minneapolis,

MN

55401

City

State

Zip Code

Attorney For Petitioner:

Robert A. Hoffman

Name - Type or Print

Signature

Venable, Baetjer and Howard, LLP

Company

210 Allegheny Avenue (410) 494-6200

Address

Telephone No.

Towson,

MD

21204

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Bruce Levine, Dir. of Commercial Real Estate

Name - Type or Print

Signature Hooks Village

25 Hooks Lane, Ste. 312 (410) 486-0800

Address

Telephone No.

Baltimore

MD

21208

City

State

Zip Code

Representative to be Contacted:

Robert A. Hoffman, Esquire

Name

210 Allegheny Avenue (410) 494-6200

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By JRF Date 1/8/02

Case No. 02-287-A

280 9/15/98



Daft•McCune•Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

<http://www.dmw.com>

410 296 3333

Fax 410 296 4705

A Team of Land Planners,

Landscape Architects,

Golf Course Architects,

Engineers, Surveyors &

Environmental Professionals

Description
to Accompany Petition for Variance
Caribou Coffee at the
Garrison Forest Shopping Center
Northeast Side of Reisterstown Road
Northwest Side of Rosewood Lane

Fourth Election District, Baltimore County, Maryland

Beginning for the same at the end of the second of the two following courses and distances, measured from the intersection of the centerline of Reisterstown Road (variable width) with the centerline of Rosewood Lane (60 feet wide), viz: (1) Northeasterly 50 feet, more or less, along the centerline of Rosewood Lane, and thence (2) Northwesterly 30 feet, more or less, to the point of beginning, thence leaving said point of beginning and binding on the northeast side of Reisterstown Road for the following five courses and distances, viz: (1) South 87 degrees 17 minutes 35 seconds West 11.24 feet, thence (2) North 47 degrees 29 minutes 45 seconds West 526.66 feet, thence (3) South 41 degrees 55 minutes 44 seconds West 7.00 feet, thence (4) North 47 degrees 46 minutes 05 seconds West 306.47 feet, and thence (5) North 47 degrees 53 minutes 15 seconds West 143.52 feet to the northeast side of Owings Mills Boulevard, thence binding thereon the following four courses and distances, viz: (6) North 32 degrees 08 minutes 05 seconds East 16.51 feet to a point of nontangency, thence (7) Northeasterly by a line curving to the left with a radius of 1195.92 feet for a distance of 74.22 feet (the arc of said curve being

287

subtended by a chord bearing North 36 degrees 16 minutes 19 seconds East 74.21 feet) to a point of curvature, thence (8) Northeasterly by a line curving to the left with a radius of 1748.87 feet for a distance of 98.40 feet (the arc of said curve being subtended by a chord bearing North 32 degrees 52 minutes 58 seconds East 98.39 feet) to a point of curvature, thence (9) Northeasterly by a line curving to the left with a radius of 1748.87 feet, for a distance of 297.20 feet (the arc of said curve being subtended by a chord bearing North 26 degrees 24 minutes 10 seconds East 296.84 feet) to a point of nontangency, and thence (10) North 32 degrees 08 minutes 05 seconds East 24.79 feet, thence (11) South 47 degrees 47 minutes 46 seconds East 1095.90 feet to the southwest side of Rosewood Lane, thence binding thereon the following two courses and distances, viz: (12) South 43 degrees 56 minutes 44 seconds West 56.91 feet, and thence (13) South 41 degrees 55 minutes 44 seconds West 428.06 feet to the point of beginning; containing 11.68 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

December 11, 2001

Project No. 01102 (L01102)



**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. **08829**

DATE **1-8-01**

ACCOUNT **001-006-6150**

AMOUNT **\$ 250.00**

RECEIVED **CARIBOU COFFEE CO.**
FROM: **10351 RESTAURANT RD. ITEM # 257**
FOR: **02 VARIANCE TAKEN BY: JRF**

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
1/09/2002 1/08/2002 15:15:09

REF #001 CASHIER JRLG JMR DRAWER 1
>> RECEIPT # 078972 DEFL

DEPT 5 528 ZONING VERIFICATION
CR NO. 008839

Receipt Tot 250.00
250.00 OK
Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland, on the property identified herein as follows:

Case: #02-287-A
10351 Reisterstown Road
NW/Corner Reisterstown Road
& Rosewood Lane
4th Election District
3rd Councilmarile District
Legal Owner(s): Bruce Levine
Contract Purchaser:
Thomas E. Berzinski

Variance: to allow a second wall-mounted sign of 36 square feet in lieu of the permitted one wall mounted sign.

Hearing: Monday, March 11, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT,
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4388.

(2) For information concerning the file and/or hearing, Contact the Zoning Review Office at (410) 887-3391.

2/22/02 Feb. 21 C521588

CERTIFICATE OF PUBLICATION

2/21, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/19, 2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 02-287-APetitioner/Developer: CARIBOU, ETALVBH - AMY DONTELLDate of Hearing/Closing: 3/11/02

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #10351 - REISTERSTOWN
ROAD.

The sign(s) were posted on

2/18/02

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 2/19/02

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

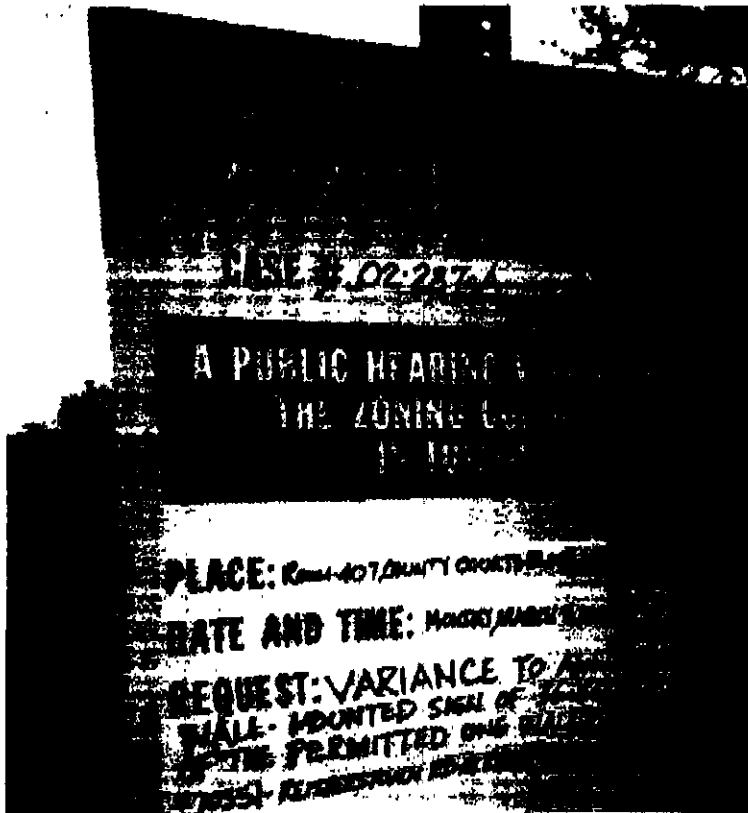
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-857

(Telephone Number)



DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 02-287-A

Petitioner: Caribou Coffee

Address or Location: 10351 Beisterstown Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Amy Dantell

Address: 210 ~~the~~ Allegheny Ave.
Towson, MD. 21204

Telephone Number: 410-494-6200

TO: PATUXENT PUBLISHING COMPANY
Thursday, February 21, 2002 Issue – Jeffersonian

Please forward billing to:

Amy Dontell
Venable Baetjer & Howard
210 Allegheny Avenue
Towson MD 21204

410 494-6200

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-287-A
10351 Reisterstown Road
NW/corner Reisterstown Road & Rosewood Lane
4th Election District – 3rd Councilmanic District
Legal Owner: Bruce Levine
Contract Purchaser: Thomas E Berzinski

Variance to allow a second wall-mounted sign of 36 square feet in lieu of the permitted one wall mounted sign.

HEARING: Monday, March 11, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDZ
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

January 31, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-287-A
10351 Reisterstown Road
NW/corner Reisterstown Road & Rosewood Lane
4th Election District – 3rd Councilmanic District
Legal Owner: Bruce Levine
Contract Purchaser: Thomas E Berzinski

Variance to allow a second wall-mounted sign of 36 square feet in lieu of the permitted one wall mounted sign.

HEARING: Monday, March 11, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon 072
Director

C: Robert A Hoffman, Venable Baetjer & Howard, 210 Allegheny Avenue,
Towson 21204
Bruce Levine, Garrison Forest Associates Limited Ptshp, Hooks Village,
25 Hooks Lane, Suite 312, Baltimore 21208
Thomas E Berzinski Sr., Caribou Coffee, 615 N 3rd Street, Minneapolis MN 55401

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, FEBRUARY 23, 2002.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.





Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

March 8, 2002

Robert A Hoffman
Venable Baetjer & Howard
210 Allegheny Avenue
Towson MD 21204

Dear Mr. Hoffman

RE: Case Number: 02-287A, 10351 Reisterstown Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 8, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. G D Z
Supervisor, Zoning Review

WCR: gdz

Enclosures


c: Bruce Levine, Garrison Forest Assoc Limited Ptshp, Hooks Village, 25 Hooks Lane,
Suite 312, Baltimore 21208
Thomas E Berzinski Sr, Caribou Coffee, 615 N 3rd Street, Minneapolis MN 55401
People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

DATE: February 28, 2002

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for February 4, 2002
Item Nos. 263, 264, 265, 267, 268, 269,
270, 271, 272, 273, 274, 275, 276, 278,
279, 280, 281, 282, 283, 284, 285, 286,
287 288, 290 and 292

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:cab

cc: File

ZAC-2-4-2002-NO COMMENT-02282002.doc



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

January 31, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF January 28, 2002

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

263, 267, 268, 270, 271, 273, 274, 275, 276, 278, 279, 280, 282,
283, 284, (287), 289, 290,

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: Todd Taylor

DATE: March 1, 2002

Zoning Advisory Committee Meeting of January 28, 2002

SUBJECT: NO COMMENTS for the FOLLOWING ZONING ITEMS:

263 - 265, 268, 271, 272, 275 - 277, 279 - 281, 283, 284, 286, (287) 290 - 292

Agricultural Preservation is still reviewing Zoning Items: 270, 273, 278, and 288.

See
3/11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: February 5, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

FEB - 5 2002

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-264, 02-270 & 02-278, & 02-287

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Section Chief:

Jeffrey W. Long

AFK/JL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 1.29.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

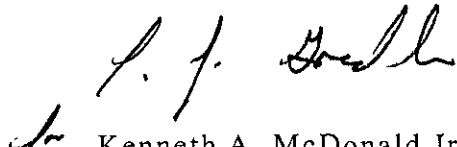
RE: Baltimore County
Item No. 287 JRF

Dear Mr. Zahner:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 140 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,


Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE
10351 Reisterstown Road, NW Corner
Reisterstown Rd & Rosewood Ln
4th Election District, 3rd Councilmanic

Legal Owner: Garrison Forest Associates L.P.
Contract Purchaser: Caribou Coffee
Petitioner(s)


* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-287-A

* * * * *

ENTRY OF APPEARANCE


Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of January, 2002 a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioner(s).


PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Silvia Bode
Shawn Deniton

1101-174th St NW, Wash, DC 20036
10351 Reisterstown rd



10/18/01 11:18 FAX 301566009
SEP-28-01 FRI 09:23 PM

BELLWAYSIGN SERV

21003



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
TOWNSHIP, MARYLAND 21204

[Signature]
DIRECTOR

ELECTRICAL PERMIT

[Signature]
BUILDING SERVICES

PERMIT #: E462159

XREF #: B462159

DIET: 04 PREC: 00

JOB LOCATION: 10331 REISTERSTOWN RD
SUBDIVISION: 750 SE OWINGS BELLS BLV

DATE ISSUED: 09/13/2001

OWNERS INFORMATION

NAME: GARRON FOREST ASSOC LTD
ADDR:

OCCUPANT INFORMATION

NAME: CARIBOU COFFEE
ADDR:
PHONE #:

APPLICANT INFORMATION

PEARSON SIGNS AND SERVICE
POB 399
21074

PHONE #: 410-239-3838

LICENSE # WE 532

BUILDING PERMIT #:

EXISTING METER #:

STRUCTURE USE: COMMERCIAL

INSPECTOR REQUESTED DATE:

POLE #:

BUILDING: NEW

WORK DESCRIPTION: NEW

DATE FUNER CO. NOTIFIED: 00/00/0000

DETAIL OF WORK AND ADDITIONAL INFORMATION
CONNECT 2 SIGNS TO EX CIR

FEE: \$0.00

ROUGH WIRING OUTLETS

PLEASE REFUSE

10/15/01 11:19 FAX 3018686008
SEP-28-01 FRI 09:22 PM

BELTWAY SIGN SERV

002
F.01

Fax TO JASON
FROM JERRY NARDI

9/28/01
2 PAGES



BALTIMORE COUNTY
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204
410-587-3351

SIGN USE PERMIT

FEE - 1200
PERMIT B964W
RECEIPT
A 438444

Permit Fees are Non-Refundable; State Check Payable to "Baltimore County, Maryland"

PROPERTY ADDRESS 10371 RENTENTOWN RD.

BUSINESS NAME CARIBOU COFFEE

ZONE B3M

OWNER'S NAME GABRIEL E. NARDI

PHONE NO. 410-486-0800

HISTORIC DISTRICT: ☐ Yes ☒ No

MAILING ADDRESS 25 HOOKY LAKE WILMETH, MD 21208

APPLICANT/OWNER'S AGENT F.G. NARDI

PHONE NO. 410-891-7827

SIGN COMPANY NAME BELTWAY SIGN SERVICE INC.

PHONE NO. 301-568-5982

TYPE OF SIGN:

TAX ACCOUNT NO. 04, 12, 002090

- ☐ Temporary - including Real Estate Construction Signs Temporary Sign(s) in the Last Year: ☐ Yes ☒ No
- ☒ Permanent ☐ Changeable Copy ☒ Wall ☐ Face Change Only ☐ Non-Illuminated
- ☐ Freestanding ☐ Pylon ☐ Monument ☒ Illuminated (separate electrical permit required)

Size: _____ feet X _____ feet = _____ square feet Height: _____ feet (freestanding signs)

Property Line/Street Right-of-Way Backs: front _____, sides _____, and rear _____

NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached to this plan also must be attached for freestanding signs.

PROHIBITIONS - including roof signs (Sections 405.6.7 and 405.6.A, Baltimore County Zoning Regulations)

1. Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 162.4, B&E.
2. Signs cannot imitate or resemble government signs, except for private traffic control and notice signs.
3. Signs cannot be placed in or project into or above street right of way or government property.
4. Signs or framework cannot obstruct window or opening for light and air or access to building, fire hydrant, or street sign.
5. Vehicle cannot be parked for the purpose of displaying an attached sign.
6. Except for flags exempted, flags, pennants, streamers, banners, streamers, tapered balloons, laser projections, and similar objects are prohibited.
7. Portable signs are prohibited, except for A-frame and sandwich board signs issued a use permit in B.M. - C.I. zones.
8. There can be no display or illumination of working parts of machinery, except for an outdoor advertising sign with or without a changeable copy sign, or a thermometer, barometer, weather vane, weather pole, or clock.

Work Description (including number of signs, special conditions, materials, locations, and other)

INSTALL 1-3'6" X 10'2" (GS. SPIN) SINGLE FACE SIGN ON FRONT WALL
INSTALL 1-3'6" X 10'2" (GS. SPIN) SINGLE FACE SIGN ON SIDE WALL
FRONT WALL = 20' SIDE WALL = 54'

PLEASE PRINT OR TYPE LEGIBLY

Both walls w/ ext. customers

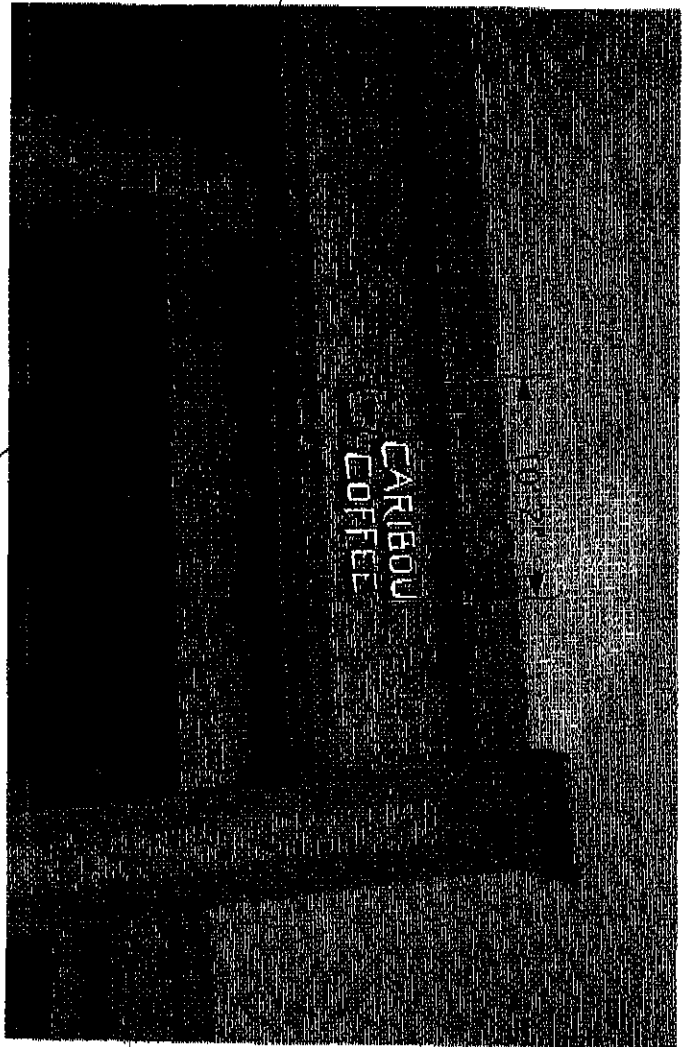
hereby certify, under penalty of perjury, that the foregoing is true and correct.

OWNER/AGENT CERTIFICATION

Caribou Coffee
Reisterstown Road, Baltimore County, MD

No. 0465 P. 3

NOTE: NEW SIDE ENTRY DOOR
BY LANDLORD, (NOT VISIBLE)
LOCATED AT END OF DOWN SLOPE
WALK WAY



INTERNALLY ILLUMINATED LETTERS & LOGO
MOUNTED TO WALL. LETTERS TO HAVE WHITE TRANSLUCENT
ACRYLIC FACES WITH RETURNING PAINTED MATTE BLACK. LOGO
TO HAVE MATTE BLACK CARIBOU & FRAME WITH TRANSLUCENT TEAL
INSET

NOTE: BALTIMORE COUNTY SIGN CODE ALLOWS 2 SQUARE FEET OF
SIGN AREA FOR EACH LINEAR FOOT OF STORE FRONT WITH AN
ENTRANCE. (REFER TO INITIAL SIGN CODE REVIEW)

APPROXIMATE SIGN AREA: 35.58 SQUARE FEET FOR EACH SIGN

SIDE ELEVATION

SCALE: 1/8" = 1'-0"

Signia design



Oct. 16, 2001 10:19AM

tel: 612/333-1226

612/333-1229/fax

Issue Date: 08.14.01

Project No: 4015

Sheet No: 2

THIS DESIGN IS THE ORIGINAL WORK OF SIGNIA, INC. AND MAY NOT BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN CONSENT FROM AN AUTHORIZED OFFICER OF SIGNIA, INC.

Per ET 3

ARCHITECTURAL ALLIANCE

100 CLETON AVENUE, SUITE 4
MINNEAPOLIS, MINNESOTA 55412-2259
TEL: (612) 471-5700
FAX: (612) 471-2112



| | |
|---------------------------------------|-------------|
| Record for | 04/99 |
| SD SET | 1/21/01 |
| Copyright 2001 Architectural Alliance | |
| Client No. | 2259/025-07 |
| Drawn | TDC |
| Checked | |
| Date | |
| Project | |

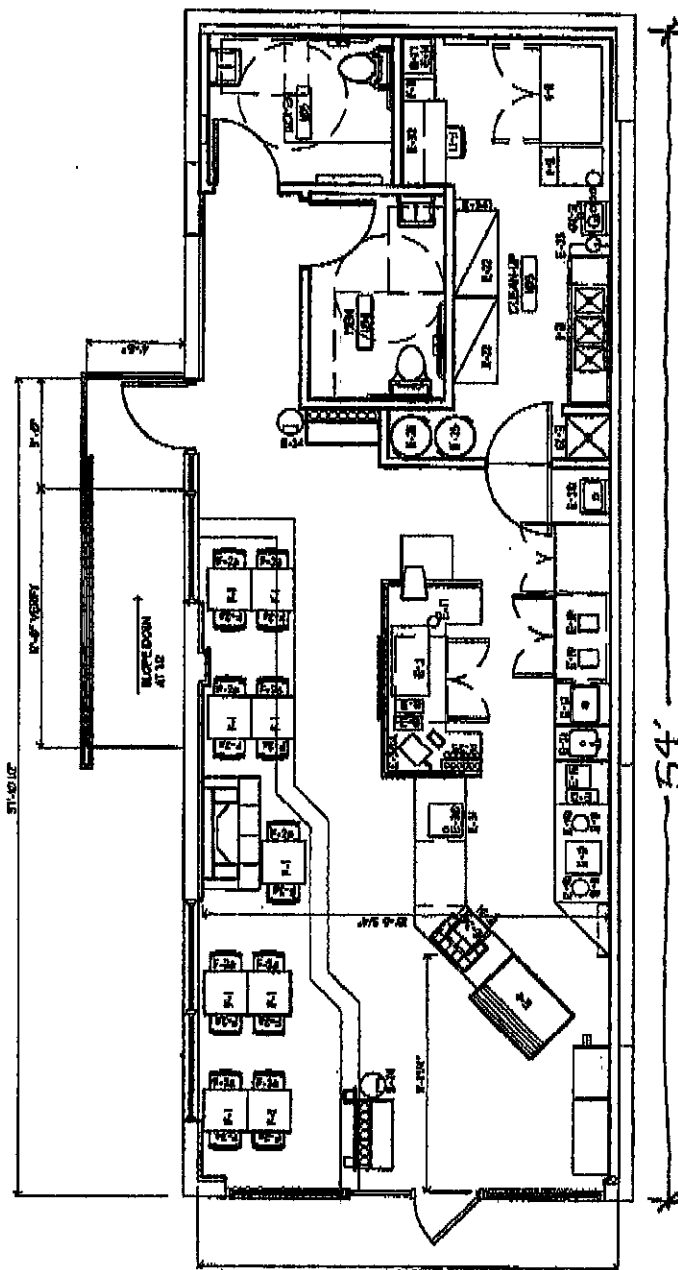
CARBON COFFEE
STORE &
RESTAURANT
100 CLETON RD
BALTIMORE, MD

FURNITURE, FINISH, AND
EQUIPMENT PLAN

102

FURNITURE/EQUIPMENT

- PT-1
- PT-2
- PT-3
- PT-4
- PT-5

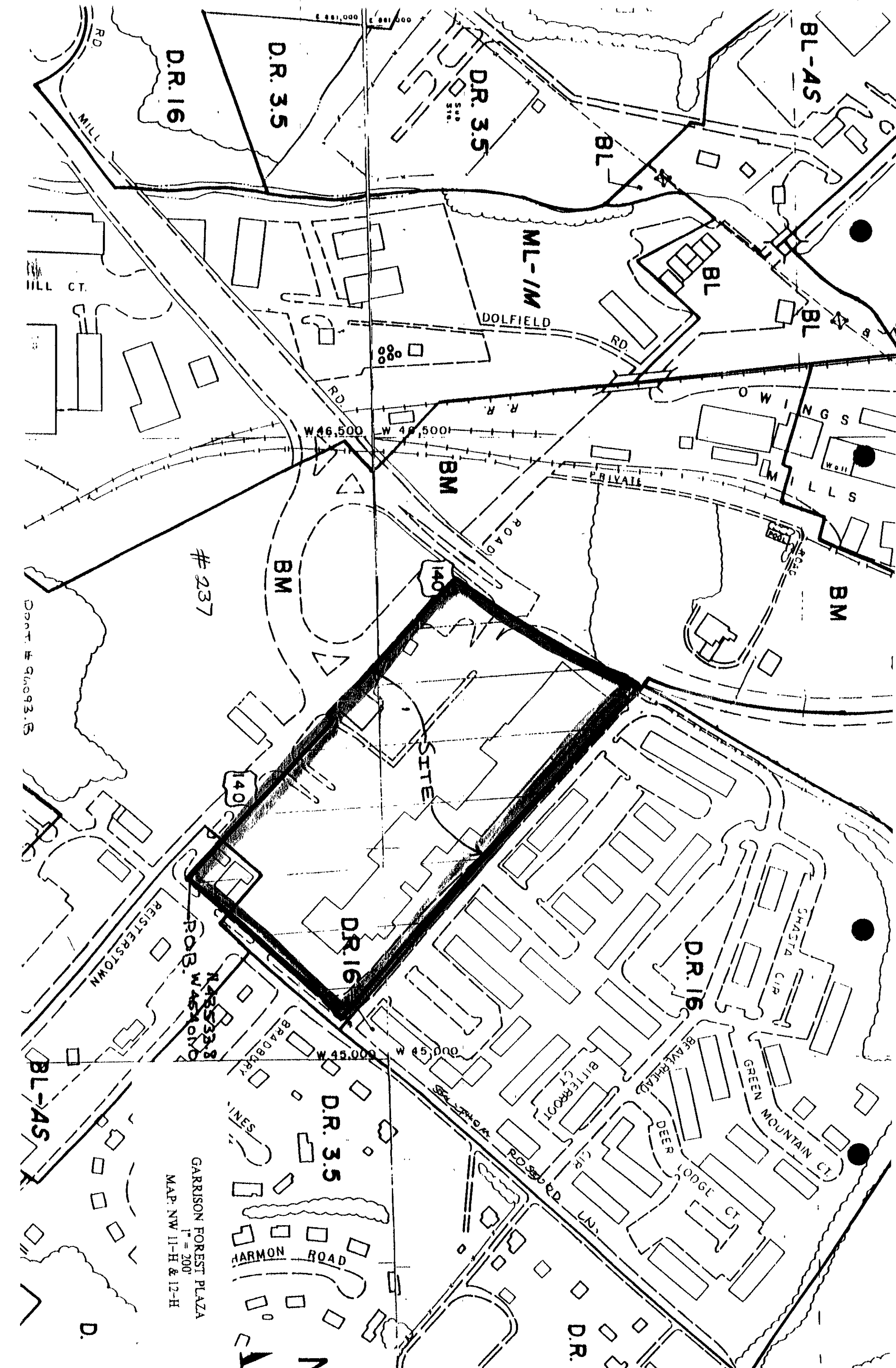


FURNITURE/EQUIPMENT PLAN

9/18/01-10

1

Ref Ex #2



Copies to:

Ms. Silvia Bode
c/o Caribou Coffee
1101 - 17th Street, N.W.
Washington, DC 20036

Mr. Shawn Deniton
c/o Caribou Coffee
10351 Reisterstown Road
Baltimore, MD 21208